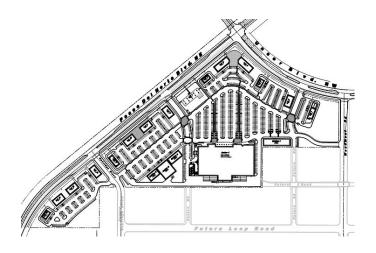


Volcano Heights Marketplace

Conceptual Drainage Report



Prepared For:

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Date: June 2017

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1.0 INTRODUCTION AND STUDY PURPOSE

1.1 Project Overview

West Seventy, LLC is proposing to develop the 33-acre Volcano Heights Marketplace commercial site located in the City of Albuquerque, New Mexico (CABQ). The purpose of this report is to provide a summary of the conceptual onsite hydrologic analysis, while detailing how the proposed drainage infrastructure will convey and/or retain the required storm water discharges. This report will also examine the conceptual onsite and right-of-way improvements associated with the commercial development, and their relative impacts on required retention.

The City of Albuquerque Development Process Manual (DPM) was used to determine parameters and constraints necessary for calculating retention volume and for designing sufficient storm drain network conveyance.

The drainage improvements outlined in this report include:

- Onsite retention ponds sized for the 90th percentile storm event
- Privately maintained storm drain improvements on the Volcano Heights property for storm water conveyance to the onsite retention ponds
- Two temporary retention ponds located south and north of the Paseo Del Norte Blvd. and Unser Blvd. intersection
- Public storm drain within the Paseo Del Norte Blvd. and Unser Blvd. rights-of-way (with outfall at the temporary retention ponds)

1.2 Site Description

The Volcano Heights project is located within Township 11 North, Range 2 East, Section 15. A proposed commercial subdivision map will subdivide and delineate ownership of the site.

1.2.1 Site Location

The project site is located west of the Rio Grande River, west of the intersection of Paseo Del Norte Blvd NE and Unser Blvd NW. A project location map has been included in Appendix A for reference.

1.2.2 FEMA Flood Zone Designation

The Volcano Heights property is located on Flood Insurance Rate Map (FIRM) Panel 35001C0111G, revised September 26, 2008. The entirety of the site is classified as Flood Zone X (not shaded) and defined as, "Areas determined to be outside the 0.2% (500-Year) annual chance floodplain." An exhibit identifying the project location on the FIRM Panel has been included in Appendix A.

1.3 Existing Drainage Facilities

Several storm drain pipes exist within the public rights-of-way for Paseo Del Norte Blvd. and Unser Blvd. to carry storm water runoff across the streets, discharging in the open lands east and south of the property. In several locations, these storm drain pipes will be extended in order to convey the project's runoff to one of two temporary retention ponds. No regional detention exists near the project location, necessitating full retention of the property's storm water runoff until downstream regional detention facilities are in place.

2.0 HYDROLOGIC ANALYSIS

2.1 Design Storms

Per Chapter 22 of the DPM, the project site is located within Precipitation Zone 1 (defined as the area west of the Rio Grande). The principal design storm is the 100-year 6-hour event as defined by the NOAA Atlas 2, Precipitation-Frequency Atlas of the Western United States, Vol. IV – New Mexico. However, the DPM notes that storms of 24-hour duration or longer may be required for design of retention or detention ponds. For the Volcano Heights project, the CABQ has indicated that the temporary retention ponds located near the Paseo Del Norte Blvd and Unser Blvd intersection must be sized for the 100-year 10-day storm event.

2.2 Land Treatments

Chapter 22 of the DPM categorizes land cover and slopes by assigning areas to one of four land treatments (A through D). Land Treatment A areas generally exhibit little human disturbance and high infiltration rates, while Land Treatment D areas are fully improved (pavement, roofs, etc.).

For the Volcano Heights site, the onsite landscaping areas have been classified as Land Treatment B areas. Land Treatment B areas are defined as, "Irrigated lawns, parks and golf courses with 0 to 10 percent slopes. Native grasses, weeds and shrubs, and soil uncompacted by human activity with slopes greater than 10 percent and less than 20 percent." Land Treatment B areas comprise approximately 21.4% of the property. The remainder of the site has been classified as Land Treatment D, which is defined as, "Impervious areas, pavement and roofs."

3.0 90TH PERCENTILE ONSITE RETENTION PONDS

3.1 Introduction & Retained Volume Determination

Proposed site storm water improvements include onsite retention ponds for runoff volumes associated with the 90th percentile storm event. These facilities will retain the "first flush" and control runoff generated by contributing impervious surfaces. The "first flush" is defined by the CABQ as the storm water runoff during the early stages of a storm equal to or less than runoff from the 90th percentile

storm event. This runoff volume can deliver a potentially high concentration of pollutants due to the washing effect of runoff from impervious areas directly connected to the storm drainage system.

The relevant areas are as follows:

Property Area = 1,436,395
$$ft^2$$
 or 32.975 ac
Property Landscape Drainage Area (A_B) = 307,148 ft^2 or 7.051 ac
Property Impervious Drainage Area (A_D) = 1,129,247 ft^2 or 25.924 ac

V_{90%} is then calculated using the equation below:

90th Percentile Storm Event Retention Volume
$$(V_{90\%}) = \frac{0.34 \text{ in.} \times A_D}{12 \frac{\text{in}}{ft}} = 31,995 \text{ ft}^3$$

The required 31,995 ft³ of first flush retention volume has been spread throughout several onsite retention ponds (see Grading & Drainage Plan in Appendix A for pond locations). Any storm water runoff exceeding the first flush retention volume will enter the onsite storm drain network before being routed to the temporary retention ponds near the Paseo/Unser intersection.

3.2 Retention Pond Characteristics

The onsite 90th percentile storm retention ponds were designed to have approximately three feet (3') of water ponding at any time, with a minimum of one foot (1') of freeboard to the nearest site improvements. All ponds will be fully landscaped. Standpipes located at the highwater mark of each pond will convey storm water above the 90th percentile volume to the onsite storm drain network (and ultimately the temporary retention ponds sized for the 100-year event).

4.0 STORM DRAIN NETWORK

4.1 Onsite Storm Drain Layout

The project site generally slopes west to east, and storm drain inlets have been placed throughout the site to capture runoff associated with each development pad. The onsite storm drain pipes will be sized to convey the 100-year, 6-hour storm event in order to provide sufficient capacity to direct runoff to the temporary retention ponds (sized for the 100-year, 10-day storm event).

4.2 Public Right-of-Way Storm Drain Improvements

In order to convey the site flows to the temporary retention ponds, storm drain improvements will be constructed in Paseo Del Norte Blvd and Unser Blvd. Several storm drain laterals exist in both neighboring streets, serving to carry flows to the open lands east and south of the property. These laterals will be extended past the future 156' right-of-way lines to daylight into the temporary retention ponds.

A large storm drain line will be constructed in the Paseo right-of-way until reaching the low point in the street (just north of the intersection), at which point the existing storm drain lateral will pipe the flows east to the temporary retention pond.

A storm drain inlet will be constructed over the top of the northernmost storm drain lateral in Unser, and will capture runoff along Unser Blvd. south until reaching the high point in the road near the Woodmont Avenue intersection. The existing lateral at this location will be extended east into the temporary retention pond south of the Paseo/Unser intersection.

5.0 TEMPORARY RETENTION PONDS

5.1 Retained Volume Determination

Referencing Section 3.1 of this report for onsite impervious and landscape areas, the following values were used in calculating the required 100-year 10-day retention volume:

Total Drainage Area Including Streets
$$(A_T) = 1,736,557 ft^2$$
 or 39.866 ac Total Landscape Drainage Area $(A_B) = 307,148 ft^2$ or 7.051 ac Total Impervious Drainage Area $(A_D) = 1,429,409 ft^2$ or 32.815 ac

Chapter 22 of the DPM was used to determine the following parameters for volumetric runoff calculations:

Landscape Excess Precipitation $(E_B) = 0.67$ in. Impervious Excess Precipitation $(E_D) = 1.97$ in. $100 \ Year \ 6 \ Hour \ Impervious \ Precipitation \ Depth \ (P_{360}) = 2.20$ in. $100 \ Year \ 10 \ Day \ Impervious \ Precipitation \ Depth \ (P_{10DAYS}) = 3.67$ in.

Chapter 22 of the DPM also lists the following equations used to produce a total runoff volume for the 100-year, 10-day storm.

$$Weighted \ Excess \ Precipitation \ (E_W) = \frac{E_B A_B + E_D A_D}{A_T} = 1.74 \ in.$$

$$6 \ Hour \ Volume \ (V_{360}) = \frac{E_W (A_T)}{12 \frac{in}{ft}} = 251,801 \ ft^3 \ or \ 5.78 \ ac - ft$$

$$10 \ Day \ Volume \ (V_{10DAYS}) = V_{360} + \frac{A_D (P_{10DAYS} - P_{360})}{12 \frac{in}{ft}} = 426,903 \ ft^3 \ or \ 9.80 \ ac - ft$$

The temporary retention ponds were therefore sized to retain just shy of 10 acre-feet of runoff volume.

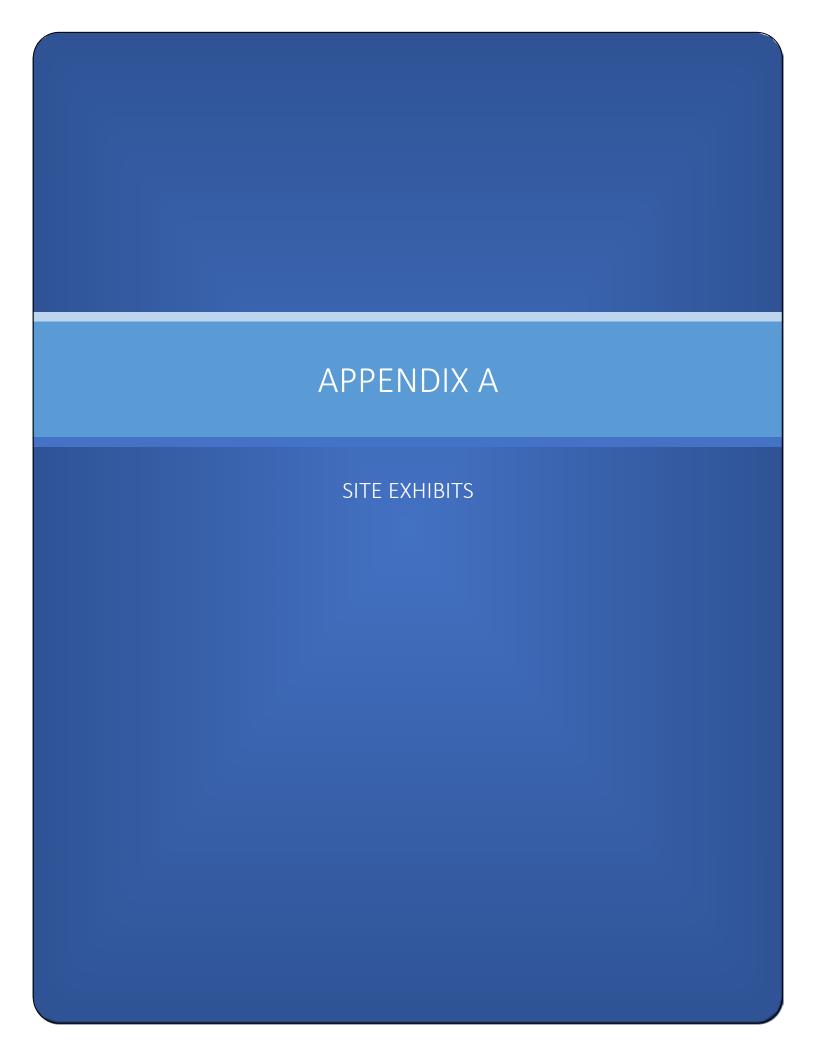
5.2 Retention Pond Characteristics

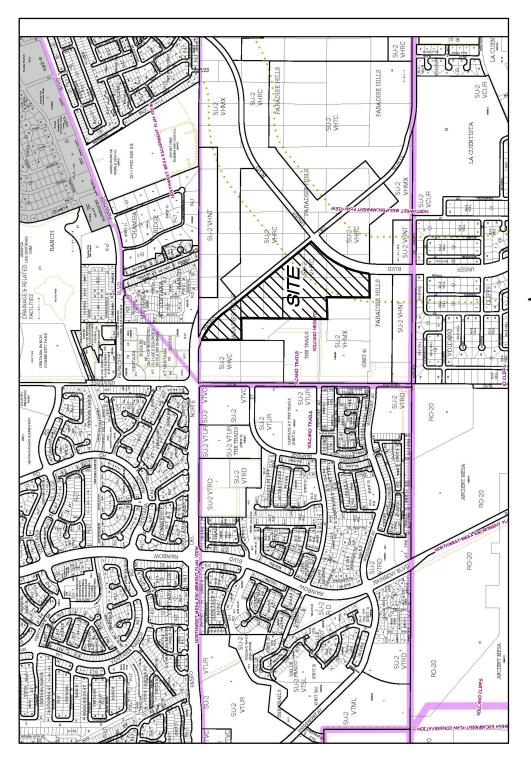
The large area required to detain almost 10 acre-feet of storm water runoff, as well as the low spot in Paseo Del Norte Blvd (too low in elevation to daylight in a pond across Unser) necessitated two temporary retention ponds to split the storage required for the 100-year 10-day storm event. The first pond, located north of the Paseo/Unser intersection, will retain approximately 4 acre-feet, with the second pond, located south of the Paseo/Unser intersection, retaining the remaining 6-acre-feet. These pond areas will not be improved, and dirt berms will be constructed around the ponds to retain water on the existing ground surface.

Based on topographical surveys conducted around the Paseo/Unser intersection, the dirt berms were placed in order to retain the necessary volume while providing an average pond depth of two feet.

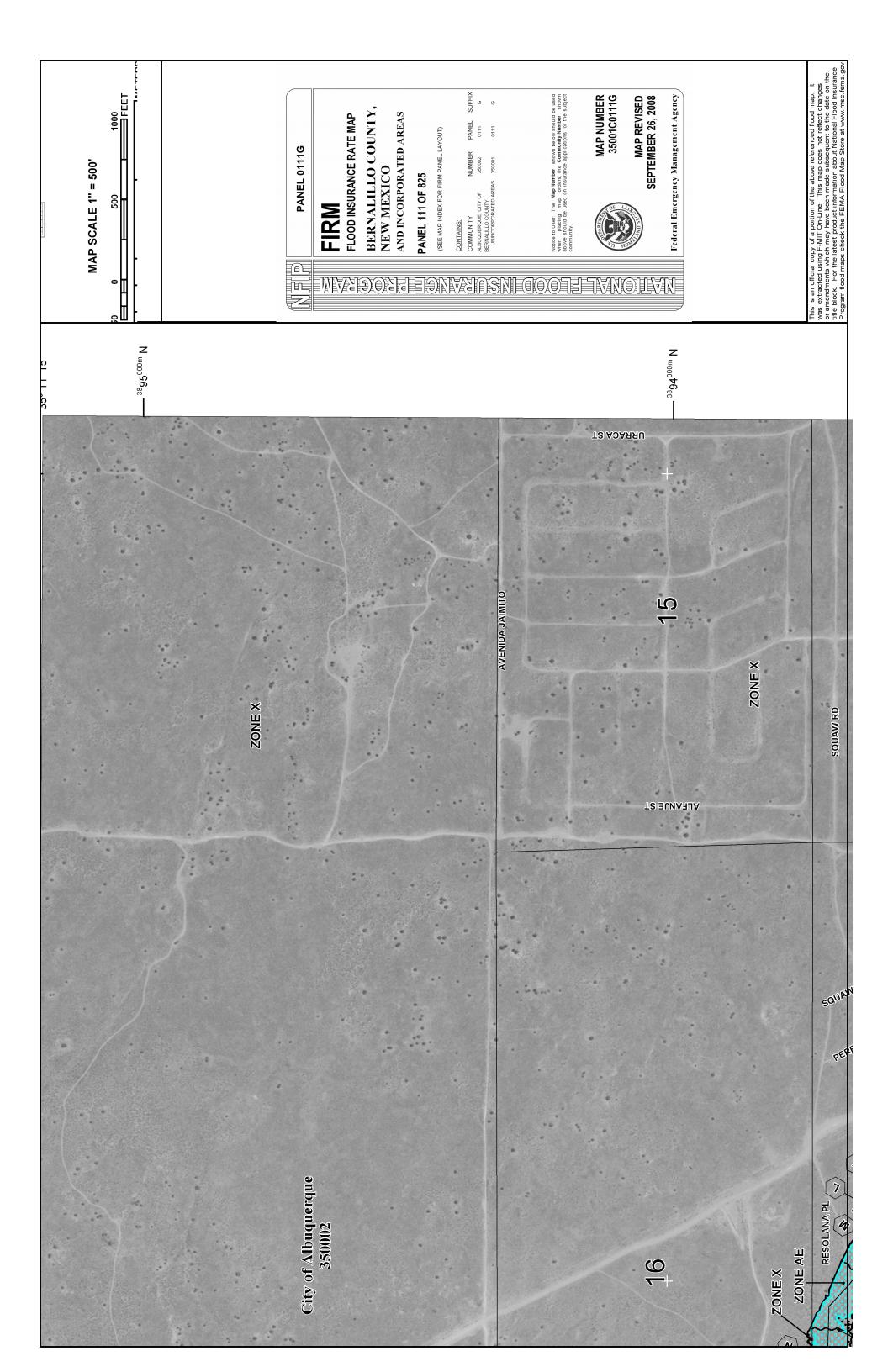
6.0 CONCLUSION

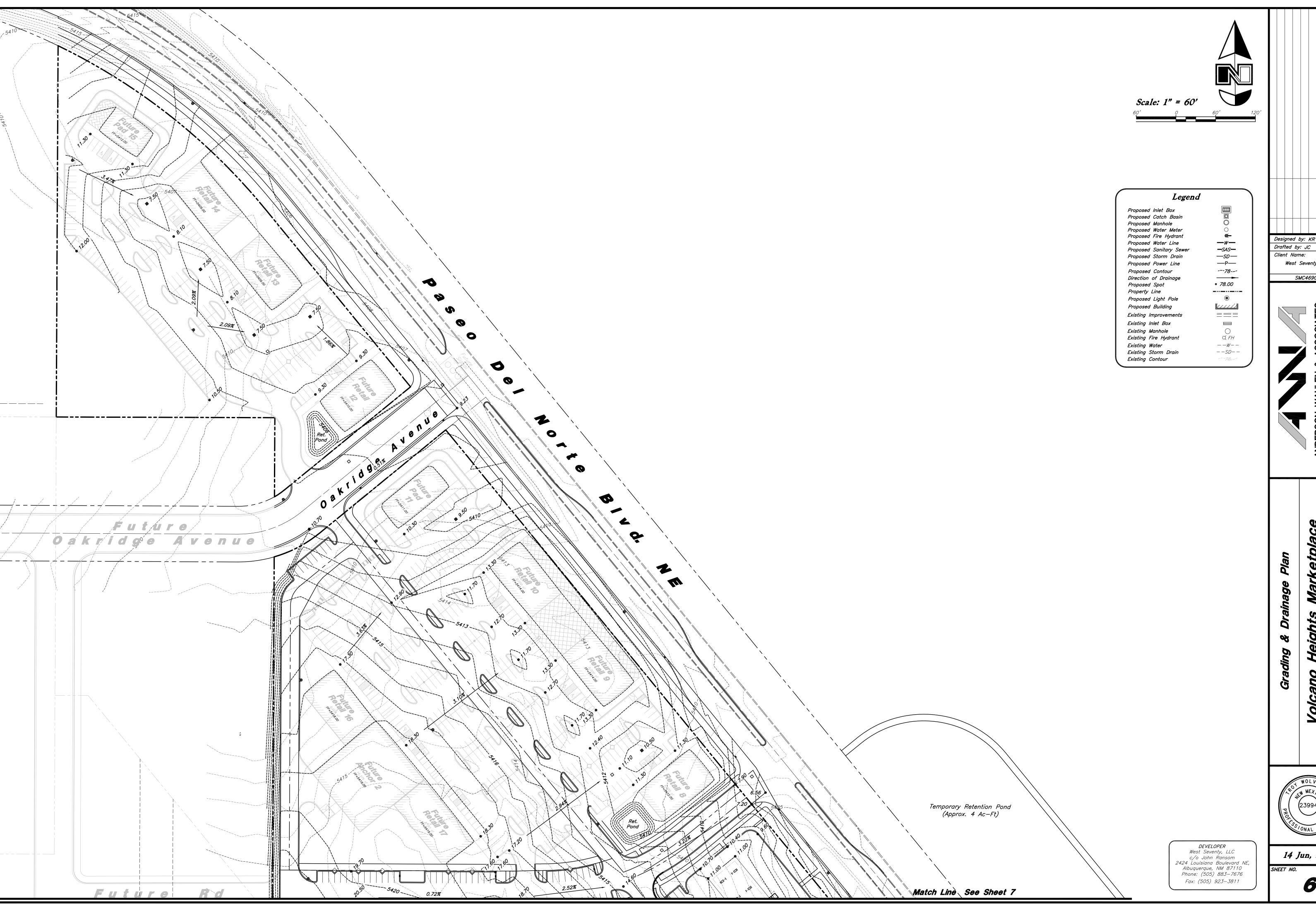
This report has been prepared in accordance with the requirements and specifications of Chapter 22 of the DPM. All storm water runoff generated on the site will be conveyed via the onsite storm drain network to one of six retention ponds designed to retain the 90th percentile storm event. Runoff in excess of the 90th percentile storm event will be piped to one of two temporary retention ponds located near the Paseo/Unser intersection. These temporary retention ponds will remain in place until downstream regional detention facilities are constructed.





Vicinity Map Zone Atlas Page: C-10-Z Not to Scale





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Client Name: West Seventy, LLC SMC469GR

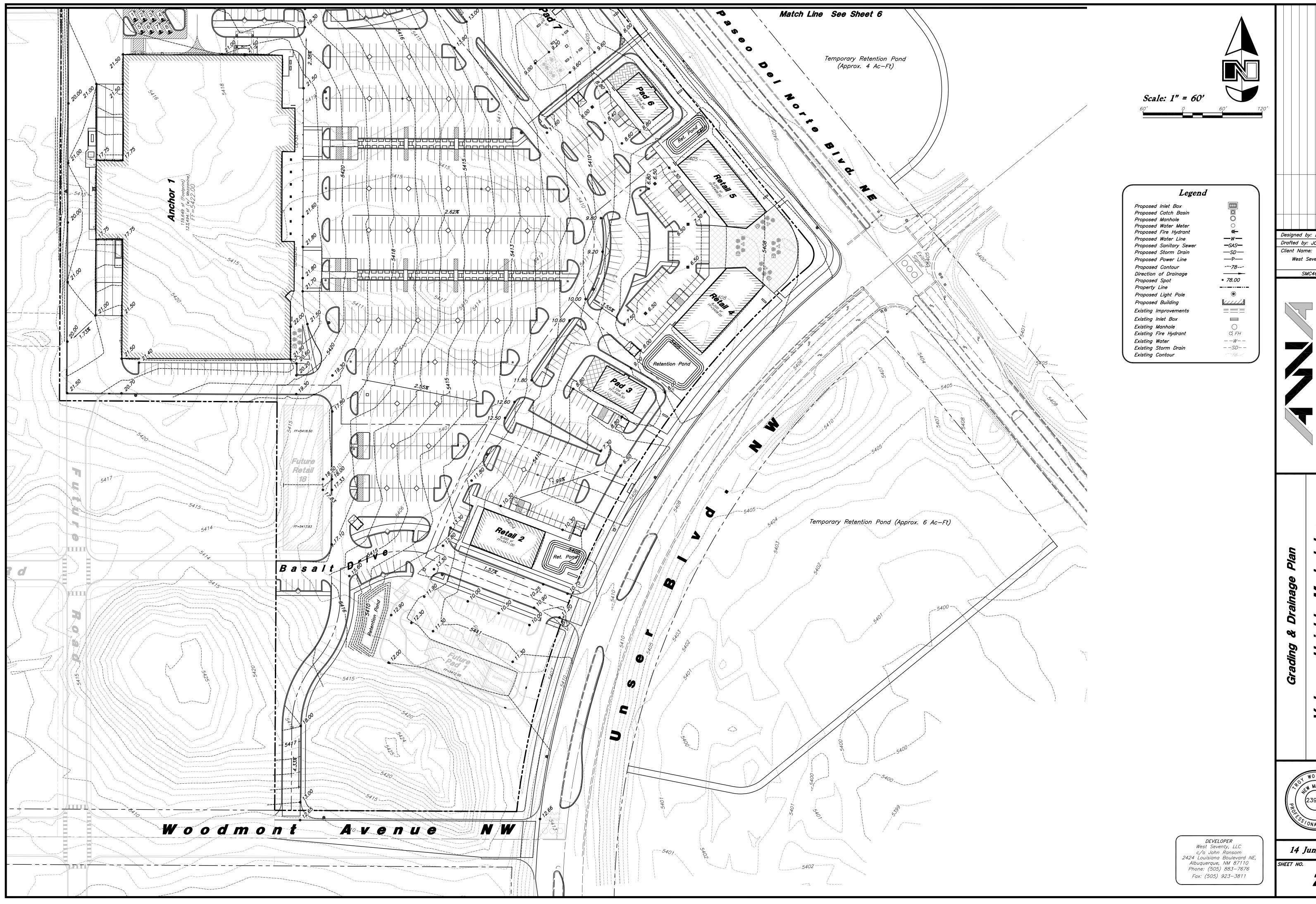
Volcano
Unser Blvd.



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SHEET NO.

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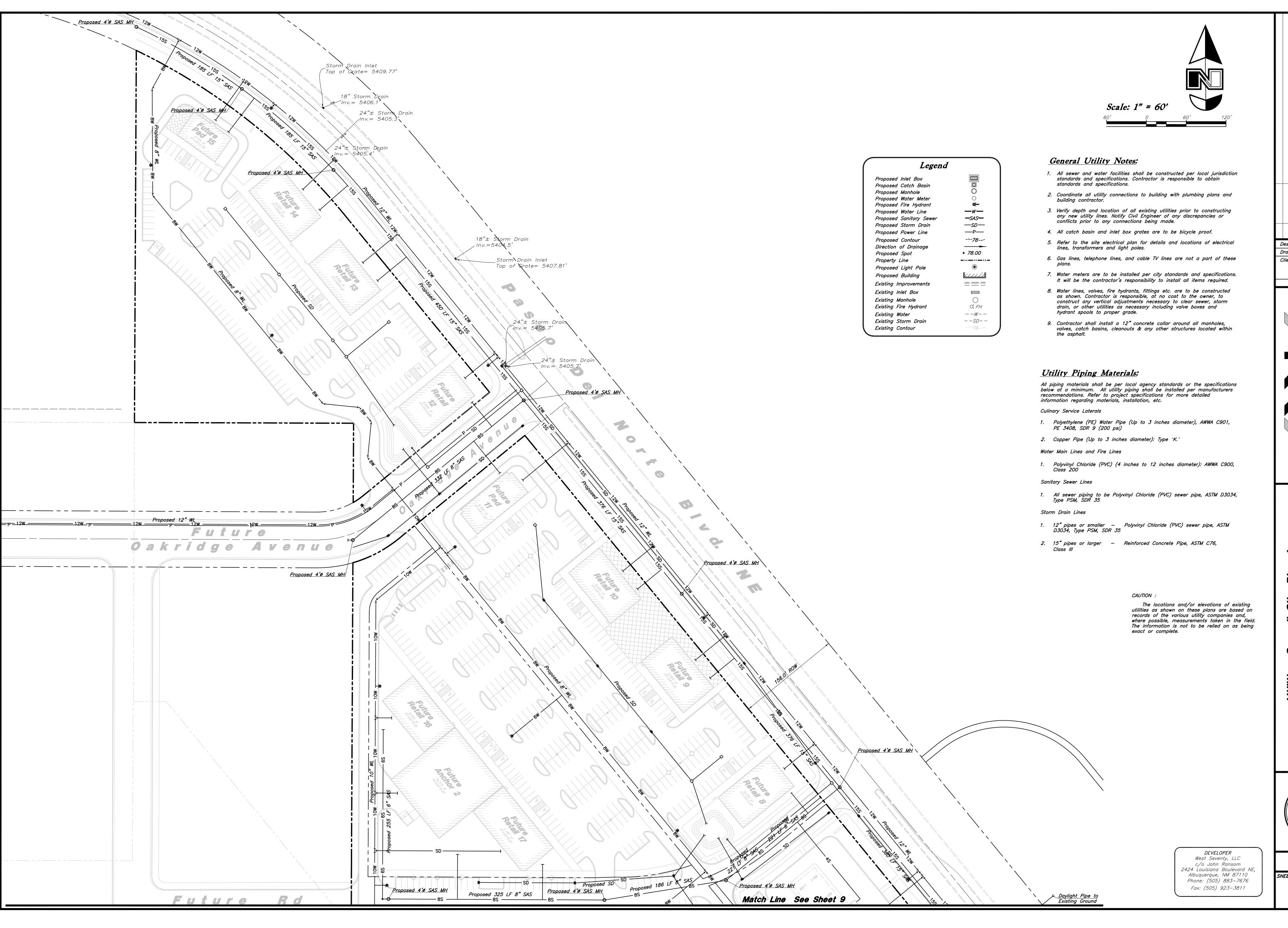


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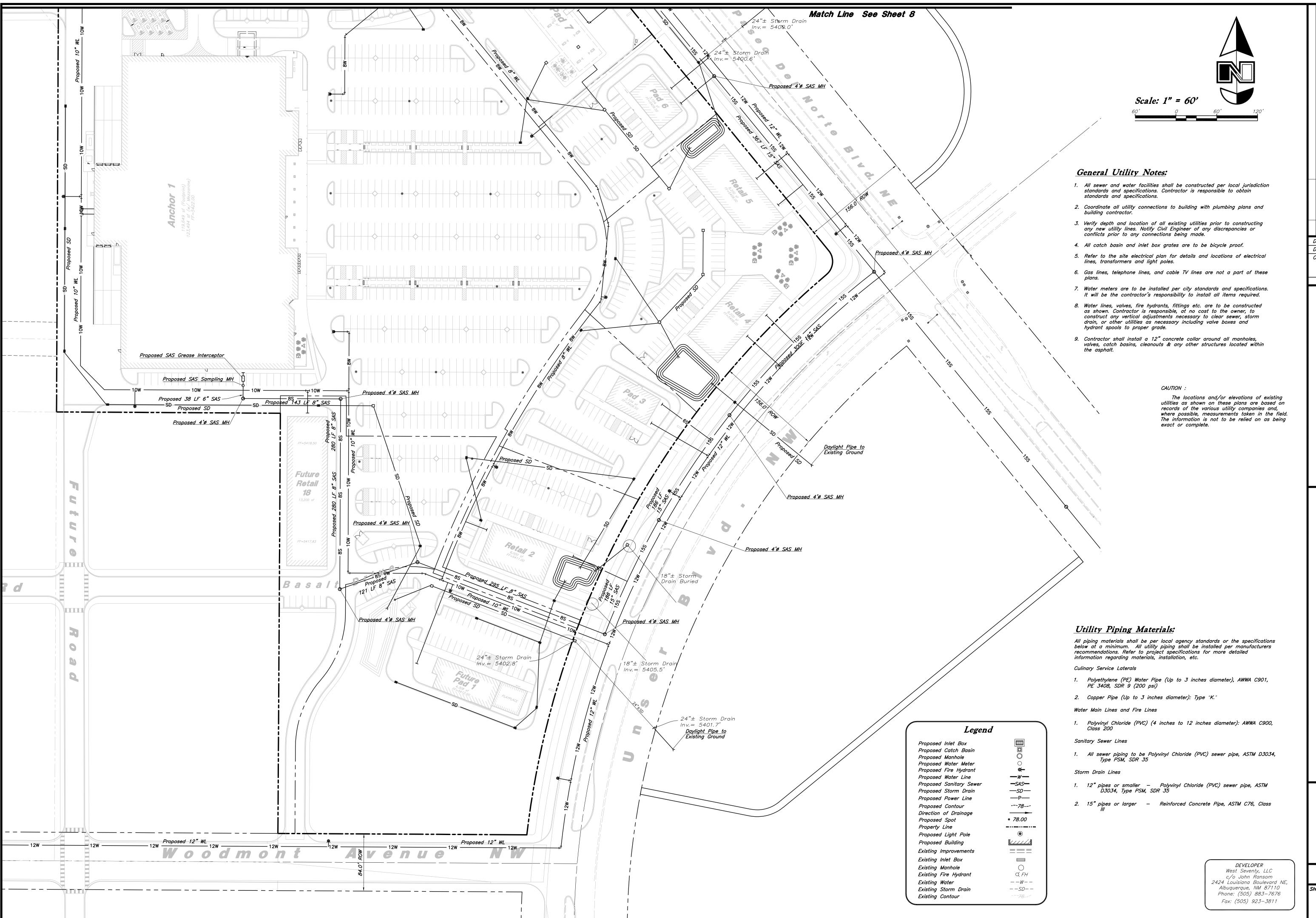
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West Seventy, LLC SMC469UT



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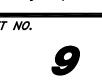


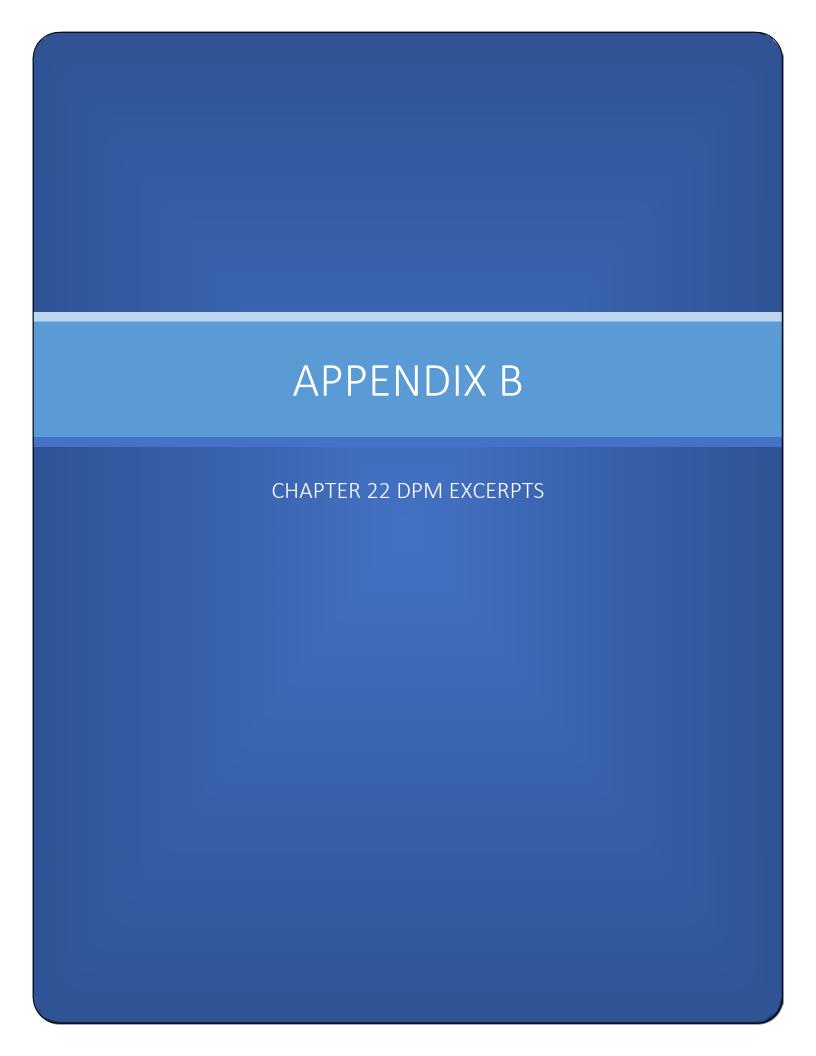


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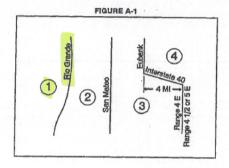
PART A - PROCEDURE FOR 40 ACRE AND SMALLER BASINS

A simplified procedure for projects with sub-basins smaller than 40 acres has been developed based on initial abstraction/uniform infiltration precipitation losses and Rational Method procedures. For this procedure, Bernalillo County has been divided into four (4) Precipitation Zones.

A.1 PRECIPITATION ZONES

Bernalillo County's four precipitation zones are indicated in TABLE A-1 and on FIGURE A-1. In the second of the se

Zone	Location Location Transfer A DAM III BUSINESS ST		
1	West of the Rio Grande		
2	Between the Rio Grande and San Mateo		
3	Between San Mateo and Eubank, North of Interstate 40; and between San Mateo and the East boundary of Range 4 East, South of Interstate 40		
4	East of Eubank, North of Interstate 40; and East of the East boundary of Range 4 East, South of Interstate 40		



Where a watershed extends across a zone boundary, use the zone which contains the largest portion of the watershed,

A.2 DESIGN STORM

The principal design storm is the 100-year 6-hour event defined by the NOAA Atlas 2, Precipitation-Frequency Atlas of the Western United States, Vol. IV - New Mexico. Assume an AMC II condition (a normally dry watershed). For design of retention or detention ponds, storms of 24-hour or longer duration many be required. The 24-hour event is defined by the NOAA Atlas 2. The 4-day and 10-day events can be obtained using the procedures in S.C.S. TSC Technical Note-Hydrology, PO-6 (Rev. 2) The 100-year 60-minute depth is computed by the following formula from Table 11 of NOAA Atlas 2:

$$P_{60} = 0.494 + 0.755* (P_{360} * P_{360} / P_{1440})$$
 (a-1)

TABLE A-2. DEPTH (INCHES) AT 100-YEAR STORM					
Zone	P 60	P 360	P 1440	P 4days	P 10days
1	1.87	2.20	2.66	3.12	3.67
2	2.01	2.35	2.75	3.30	3.95
3	2.14	2.60	3.10	3.95	4.90
4	2.23	2.90	3.65	4.70	5.95

The 2-year 60-minute depth is computed by the following formula from NOAA Atlas 2:

$$P_{60-2} = -0.011 + 0.942* (P_{360-2} * P_{360-2} / P_{1440-2})$$
 (a-2)

Based on fitting a logarithmic curve to the values in Table 12 of NOAA Atlas 2, the 12- minute (0.2 hour) depth was computed to be 50.24 percent of the 60-minute depth:

$$P_{12} = 0.5024 * P_{60}$$
 (a-3)

For certain applications (e.g., street drainage, low flow channels and sediment transport) storms of greater frequency than the 100-year storm must be considered. To estimate precipitation at return periods other than 100 years, multiply the 360-minute or 1440-minute 100-year precipitation amounts by the factors in TABLE A-3.

Treatment	Land Condition		
A	Soil uncompacted by human activity with 0 to 10 percent slopes. Native grasses, weeds and shrubs in typical densities with minimal disturbance to grading, ground cover and infiltration capacity.		
В	Irrigated lawns, parks and golf courses with 0 to 10 percent slopes. Native grasses, weeds and shrubs, and soil uncompacted by human activity with slopes greater than 10 percent and less than 20 percent.		
С	soil compacted by human activity. Minimal vegetation. Unpaved parking, oads, trails. Most vacant lots. Gravel or rock on plastic (desert andscaping). Irrigated lawns and parks with slopes greater than 10 percent. Native grasses, weeds and shrubs, and soil uncompacted by human activity with slopes at 20 percent or greater. Native grass, weed and shrub areas with clay or clay loam soils and other soils of very low permeability as lassified by SCS Hydrologic Soil Group D.		
D	Impervious areas, pavement and roofs.		

TABLE A-5. PERCENT TREATMENT D (Impervious)			
Land Use	Percent		
Commercial*	90		
Single Family Residential N=units/acre, N6	7*Sq.Rt.((N*N)+(5*N)) (a-4		
Multiple Unit Residential Detached* Attached*	60 70		
Industrial Light* Heavy*	70 80 RJS AT m beening		
Parks, Cemeteries	is man of the of all of the granders a		
Playgrounds	13		
Schools	50		
Collector & Arterial Streets	90		
*Includes local streets			

TABLE A-5 does not provide areal percentages for land treatments A, B and C. Use of TABLE A-5 will require additional analysis to determine the appropriate areal percentages of these land treatments.

Backyard retention ponds, and other small on-site ponding, may have the effect of reducing runoff from impervious areas. Where it can be clearly demonstrated that backyard and small on-site retention ponding currently exist, impervious and/or pervious areas which drain to such ponds can be given credit towards their determination of peak rates of runoff and runoff volumes from the development.

A.4 ABSTRACTIONS

Initial abstraction is the precipitation depth which must be exceeded before direct runoff begins. Initial abstraction may be intercepted by vegetation, retained in surface depressions, or absorbed on the watershed surface. Initial abstractions are shown in TABLE A-6.

TABLE A-6. INITIAL ABSTRACTION (IA)		
Treatment	Initial Abstraction (inches)	
A	0.65	
В	0.50	
С	0.35	
D	0.10	

Infiltration is the only significant abstraction after the initial abstraction. After initial abstraction is satisfied, treat infiltration as a constant loss rate as specified in TABLE A-7.

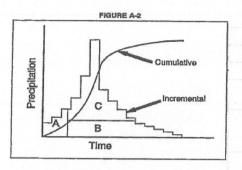
Treatment	Loss Rate (inches/hour)	
A	1.67	
В	1.25	
С	0.83	
D	0.04*	

^{*} Treatment D infiltration rate is applicable from 0 to 3 hours; use uniform reduction from 3 to 6 hours, with no infiltration after 6 hours.

Runoff from a previous event can saturate a channel bed, rendering it minimally pervious for several days. Do not anticipate additional bed losses for design purposes.

A.5 EXCESS PRECIPITATION & VOLUMETRIC RUNOFF

Excess precipitation, E, is the depth of precipitation remaining after abstractions are removed. Excess precipitation does not depend on watershed area. Excess precipitation is determined by subtracting the initial abstraction and infiltration from the design storm hydro graph. FIGURE A-2 illustrates the development of excess precipitation. The curved line plots cumulative precipitation. Precipitation intensities (in/hr) are shown as a histogram. Initial abstraction is area A. The horizontal line is at a height corresponding to the infiltration rate. Infiltration loss is area B. The remaining histogram, area C, is excess precipitation.



Excess precipitation, E, by zone and treatment is summarized in TABLE A-8.

(NOTE: In this table and several tables which follow, corresponding values for 2- and 10- year storms are shown in brackets below each 100year value)

Zone	100- Treatmen	YR it [2-YR., 1	0-YR.]	And Anna
	A	В	С	D
oli i	0.44	0.67	0.99	1.97
	[0.00, 0.08]	[0.01, 0.22]	[0.12, 0.44]	[0.72, 1.24]
2	0.53	0.78	1.13	2.12
	[0.00, 0.13]	[0.02, 0.28]	[0.15, 0.52]	[0.79, 1.34]
3	0.66	0.92	1.29	2.36
	[0.00, 0.19]	[0.06, 0.36]	[0.20, 0.62]	[0.89, 1.50]
4	0.80	1.08	1.46	2.64
	[0.02, 0.28]	[0.11, 0.46]	[0.27, 0.73]	[1.01, 1.69]

To determine the volume of runoff,

1) Determine the area in each treatment, A A, AB, AC, AD

2) Compute the weighted excess precipitation, E

$$E_{A}A_{A} + E_{B}A_{B} + E_{C}A_{C} + E_{D}A_{D}$$
Weighted $E =$

$$A_{A} + A_{B} + A_{C} + A_{D}$$
 (a-5)

3) Multiply the weighted E by the watershed area.

$$V_{360}$$
 (as volume) = weighted E* $(A_A + A_B + A_C + A_D)$ (a-6)

EXAMPLE A-3

Find the 100-year V360 for 30 acres in zone 1. Eight acres are treatment A, 10 acres are treatment B, 5 acres are treatment C, and 7 acres are treatment D. Weighted E = ((8 * 0.44) + (10 * 0.67) + (5 * 0.99) + (7 * 1.97)) / 30 = 0.965 inches Volume = (0.965 * 30) / 12 = 2.41 acre-ft. = V360

For ponds which hold water for longer than 6 hours, longer duration storms are required to establish runoff volumes. Since the additional precipitation is assumed to occur over a long period, the additional volume is based on the runoff from the impervious areas only.

For 24-hour storms:

$$V_{1440} = V_{360} + A_D * (P_{1440} - P_{360}) / 12 in/ft$$
 (a-7)

For 4-day storms:

$$V_{4DAYS} = V_{360} + A_D * (P_{4DAYS} - P_{360}) / 12 in/ft$$
 (a-8)

For 10-day storms:

$$V_{10DAYS} = V_{360} + A_D * (P_{10DAYS} - P_{360}) / 12 in/ft$$
 (a-9)